



City of Seattle Pre-Application Site Visit Report

December 13, 2010

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

Project Summary

| | | | |
|-----------------------------|--|----------------------------------|--|
| AP/Project No. | 6231775 | Ground Disturbance | N |
| Application Template | BLDG | PASV Required This Permit | Y |
| Application Type | CONSTRUCTION AND DEVELOPMENT | Date PASV Completed | 12/03/10 |
| Category | COMMERCIAL | PASV Done Under | |
| DPD Review Type | FULL | Permit Remarks | |
| Address | 4545 Fauntleroy Way SW | | |
| Location | | | |
| Zoning | | Applicant | JESSE MACIAS 8211 S 48TH ST PHOENIX AZ 850445355 (480) 797-5685 |
| King County APN | 0952007370 | | |
| Permit Status | Initial Information Collected | | |
| Description of Work | Interior TI for proposed Trader Joe's. Minor exterior modifications to front facade: new entry and exit tower, elevator and stairwell. Includes restriping of existing parking lot inclusive of new landscape islands. | Applicant Email | jesse.macias@stantec.com |
| | | Linked AP/Project Nos. | |
| SDOT Project No | | | |

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing contours at 2'-0 intervals.
- 2) Existing trees (see note below).

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:
Steep slope

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

39TH AVE SW

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 50 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet is located near SW corner of building.

FAUNTLEROY WAY SW

Street conditions:

Asphalt paving

Visible pavement width is: 42 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: Varies 2 to 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet just SW of Fauntleroy Wy SW & 38th Ave SW.

38TH AVE SW

Street conditions:

Concrete paving

Asphalt paving

Visible pavement width is: 24 LF

Curb conditions:

Curb adjacent to site

Approximate curb height: 3 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet just north of Fauntleroy Way SW

ALLEY THROUGH MIDDLE OF SITE

Unopened

Comments: Paved over for parking on this site and not opened north of this site.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

Modifications to ECA Submittal Requirements

- ECA Exemption Note: Per Thom Freund this could be possibly substantial alterations based on preliminary discussions today. Provided applicant CAMS 314 and 102 along with the commercial checklist and encouraged signing up for a presubmittal conference for further information. Applicant needs to clearly explain what the extent of the work to be done and have questions at the presubmittal meeting.

Contact: James Scott Thomson, (206) 233-8737, scott.thomson@seattle.gov

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

Applicant Next Steps

- For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
- Review the requirements set forth in this report.
- Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
- When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**